

Remodel Regulation for Condos at Lake Haus

This remodel regulation is aimed at stopping contractors and subcontractors from working and storing materials in the common areas because this becomes:

1. An eyesore.
2. Safety issue as egress is blocked.
3. Inconvenience to neighbors.
4. Damages and cleanup to common areas.

All contractors and subcontractors must agree and follow the below regulations:

- No work equipment nor actual work can be set up in the common areas. This includes: the sidewalks, the landscape areas, the common area hallways. No materials can be stored in common areas (parking lot included) after 5 pm.
- Construction noise cannot begin prior to 8:30 am and must end by 6:00 pm.
- The dumpster must not be filled with construction debris. Prior arrangement can be made with the managers for using the dumpster. The unit will be charged for an extra pick-up at \$75.00. Waste Management has a "Bagster" (a green construction bag) that can be purchased. This can be stored in the reserve parking spot of the unit.
- Set-up of equipment and materials can be placed on the patio/deck of the unit during the project. *However*, a tarp must be put down first (especially on the deck) to catch all debris. This area must be organized at the end of every work day as to not become an "eyesore" for neighbors. *However*, if the deck or patio does not have enough room for the equipment, it can be set up in the reserve parking space of the unit. A tarp must be put down first to collect debris.
- The Common Area's carpet must be tarped or plastic put down to minimize wear and tear.
- One work vehicle can park in the reserve parking space of the unit (no other reserve spots can be used at any time); all other vehicles can use the overflow parking spaces available.

All contractors and subcontractors must:

- Clean all common areas every day: this includes the stairwells, sidewalks, landscape areas, and parking lot.
- If any damage is done to any aspect of the common areas listed above, the repairs are the responsibility of the homeowner/contractor or their subcontractors.
- If, at the end of the remodel project, any damage is left unattended, the homeowner will be charged a service charge for these repairs.